

# PETITION FOR ZONING VARIANCE 84-195-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1001.2.C.2.6 (V.B.6.b.7) to permit a minimum distance of 3.46 ft. for a window to property line in lieu of the required 15 ft. to permit private yard space of 394 and 393 square feet for Lots 12 and 13, respectively, in lieu of the required 500 square feet.

The site has been graded in accordance with the previously approved development plan, sewers and some roads have been installed and three groups of houses have been built or are under construction.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A  
(Type or Print Name)

Signature: [Signature]  
(Type or Print Name)

Address: 10 Church Lane  
(Type or Print Name)

City and State: Baltimore, MD 21208  
(Type or Print Name)

Attorney for Petitioner: N/A  
(Type or Print Name)

Address: 10 Church Lane  
(Type or Print Name)

City and State: Baltimore, MD 21208  
(Type or Print Name)

Attorney's Telephone No.: 486-2484  
(Type or Print Name)

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of February, 1984, at 11:30 o'clock A.M.

[Signature]  
Zoning Commissioner of Baltimore County.

# PETITION FOR SPECIAL HEARING 84-195-SPHA TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Fourth amended final development plan of Marine Oaks Village to bring lot lines for phase 2 in accord with record plat and to revise building envelopes.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A  
(Type or Print Name)

Signature: [Signature]  
(Type or Print Name)

Address: 10 Church Lane  
(Type or Print Name)

City and State: Baltimore, MD 21208  
(Type or Print Name)

Attorney for Petitioner: N/A  
(Type or Print Name)

Address: 10 Church Lane  
(Type or Print Name)

City and State: Baltimore, MD 21208  
(Type or Print Name)

Attorney's Telephone No.: 486-2484  
(Type or Print Name)

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of December, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of February, 1984, at 11:30 o'clock A.M.

[Signature]  
Zoning Commissioner of Baltimore County.

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCES : OF BALTIMORE COUNTY  
E/S Williams Ave., 1700' :  
NE of Back River Neck Rd., :  
15th District :  
MARINE OAKS LIMITED : Case No. 84-195-SPHA  
PARTNERSHIP, Petitioner :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

[Signature]  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

[Signature]  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204

I HEREBY CERTIFY that on this 24th day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to Ivan Stern, General Partner, Marine Oaks Limited Partnership, 10 Church Lane, Baltimore, MD 21208, Petitioner.

[Signature]  
Phyllis Cole Friedman  
Phyllis Cole Friedman

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 31, 1984

Mr. Ivan Stern  
10 Church Lane  
Baltimore, Maryland 21208

RE: Item No. 131 - Case No. 84-195-SPHA  
Marine Oaks Limited Partnership  
Special Hearing & Variance Petitions

Dear Mr. Stern:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to amend the final development plan of Marine Oaks Village by reducing the front yard setbacks and reducing the private yard space for certain lots, this combination hearing is required.

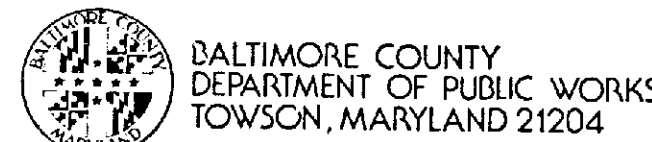
The Planning Board approved your proposal on December 8, 1983.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc  
Enclosures  
cc: Chesapeake Consultants, Inc.  
212 Washington Avenue  
Towson, Md. 21204



HARRY J. PISTEL, P.E.  
DIRECTOR

January 13, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #131 (1983-1984)  
Property Owner: Marine Oaks Limited Partnership  
S/ES Williams Avenue 1700' N/E Back River Neck Road  
Acres: 4.493 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## General:

Comments were supplied for this property in conjunction with the Zoning Advisory Committee review for Items 186 (1977-1978) and 91 (1981-1982).

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 15707, executed in conjunction with this development of "Marine Oaks Village."

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 131 (1983-1984).

Very truly yours,

[Signature]  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RM:EM:FW:rss  
1-SE Key Sheet  
6 & 7 NE 33 Pos. Sheets  
NE 2 I Topo  
97 Tax Map

## BALTIMORE COUNTY, MARYLAND

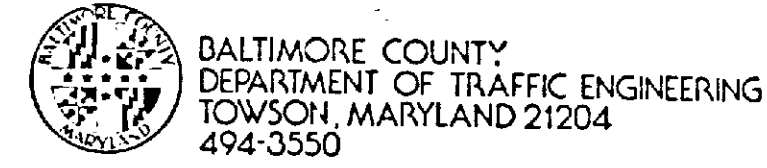
## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: December 13, 1983  
Norman E. Gerber  
FROM: Director of Planning and Zoning  
SUBJECT: 4th Amended Final Development Plan - Marine Oaks Village

The Planning Board, at its meeting on December 8, 1983, approved the 4th Amended Final Development Plan, Marine Oaks Village. The plan is identified as Item Number 131 or the Zoning Advisory Committee Agenda.

[Signature]  
Norman E. Gerber  
Director of Planning and Zoning

NEG:rh  
cc: Nick Commodari  
Eugene Rober



STEPHEN E. COLLINS  
DIRECTOR

January 12, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 131, 132, 134, 137, 138, 139, 140, 141, 142 ZAC-Meeting of Dec. 13, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 131, 132, 134, 137, 138, 139, 140, 141, and 142.

[Signature]  
Michael S. Planigan  
Traffic Engineering Assoc. II

MSF/ccm



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship on the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of February, 1984, that the herein Petition for Variance(s) to permit a minimum distance of 3.46' for a window to property line in lieu of the required 15 feet and private yard space of 394 and 393 square feet for Lots 12 and 13, respectively, in lieu of the required 500 square feet should be and the same is GRANTED, from and after the date of this Order, subject to the terms, provisions, and conditions contained in the accompanying Special Hearing Order.

*Jan M. H. J. J.*  
Deputy Zoning Commissioner  
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that to amend the final development plan of Marine Oaks Village to relocate the lot lines for Phase 2 to conform with the record plat and to revise building envelopes, all as approved by the Baltimore County Planning Board on December 8, 1983, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of February, 1984, that the 4th Amended Final Development Plan of Marine Oaks Village, Phase 2, dated November 18, 1983 and Marked Petitioner's Exhibit 1, relocating lot lines to be in conformance with the record plat and revising building envelopes, all in accordance with the aforementioned site plan, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

*Jan M. H. J. J.*  
Deputy Zoning Commissioner  
Baltimore County

ORDER RECEIVED FOR FILING

DATE: January 8, 1984  
BY: [Signature]  
BY: [Signature]

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Township, Maryland - 21204

Date: 1/5/84

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of:  
December 13, 1983  
RE: Item No: 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, & 142.  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/1h

## D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21208 • (301) 484-4100

### DESCRIPTION OF PORTION OF MARINE OAKS VILLAGE FOR SPECIAL HEARING

Beginning from the same on the southeast right-of-way of Williams Avenue at a coordinate numbered 101 as laid out and shown on Plat 4 of Marine Oaks Village, dated May 25, 1976 and recorded among the Plat Records of Baltimore County in Plat book 39, Folio 115, said beginning being 1700 ft. more or less, northeast of Back River Neck Road, thence running with and binding on the outlines of said plat, referring all courses of this description to the Baltimore County Meridian, the 20 following courses, viz: 1) North 29° 55' 00" East 89.00 feet, thence 2) North 60° 05' 00" West 240.00 feet, thence 3) North 29° 55' 00" East 225.00 feet, thence 4) North 53° 29' 19" East 90.00 feet, thence 5) South 60° 05' 00" East 40.00 feet, thence 6) North 29° 55' 00" East 120.00 feet, thence 7) North 85° 32' 44" East 14.52 feet, thence 8) South 27° 18' 53" West 19.97 feet, thence 9) North 52° 01' 53" East 56.40 feet, thence 10) South 59° 05' 48" East 58.83 feet, thence 11) North 70° 10' 47" East 74.00 feet, thence 12) South 39° 33' 19" East 70.43 feet, thence 13) South 28° 11' 42" East 34.89 feet, thence 14) South 45° 13' 17" East 60.11 feet, thence 15) South 30° 47' 40" East 46.14 feet, thence 16) South 21° 21' 14" East 22.80 feet, thence 17) South 53° 41' 00" West 200.00 feet, thence 18) South 36° 19' 00" East 81.00 feet, thence 19) South 29° 55' 00" West 301.38 feet, and thence 20) North 60° 05' 00" West 182.00 feet to the beginning.

Containing 4.493 acres of land, more or less.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Re: Mr. Jablon:

Comments on Item # 131 Zoning Advisory Committee Meeting are as follows:

Property Owner: Marine Oaks Limited Partnership  
Location: SE/5 Williams Avenue 1700' N/E Back River Neck Road  
Existing Zoning: D.R. 15  
Proposed Zoning: Special Hearing to approve the fourth amended final development plan of Marine Oaks Village to bring lot lines for Phase 2 in accordance with record plat. Variance to reduce minimum front setback from 15 to 3.46' window to right of way line and to reduce private yard space from 500 sq. ft. to 394 and 393 sq. ft. respectively.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82. Where of Maryland Code for the Unincorporated and other applicable codes.
- X B. A building/ & other miscellaneous permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- X I. Comments - Floor elevations including basements shall comply with Section 519.0 as amended by Bill 4-82.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CRB:es

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February 7, 1983

Marine Oaks Village  
10 Church Lane  
Pikesville, Maryland 21208

Attn: Charles Carrington

RE: Marine Oaks Village  
Permit No. 51344

Dear Mr. Carrington:

Your letter of February 2, 1983 has been reviewed considering the possibility of regarding "common areas" of Marine Oaks Village as land "permanently dedicated to public use" mentioned in the Building Code. In consideration of the Home Owners Association and the restrictions that are placed on the use of this land through the individual deeds, it appears extremely unlikely that any future construction will be possible in these areas. Therefore these spaces can be considered under the code definition of lands permanently dedicated to public use. This means that the exterior walls extending the property lines that border this area do not have to be rated construction.

Very truly yours,

*John R. Reisinger*  
John R. Reisinger, P. E.  
Buildings Engineer

JRR:es

PETITIONER'S  
EXHIBIT 2

## SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 4-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

MARINE OAKS VILLAGE  
10 Church Lane  
Pikesville, Md.  
21208

February 2, 1983

Mr. John R. Reisinger, P.E.  
Buildings Engineer  
Baltimore County  
Department of Permits and Licenses  
County Office Building  
Towson, Maryland 21204

RE: Marine Oaks Village Record Plat dated July 9, 1976  
(attached land Building Permit Number 51344).

Dear Mr. Reisinger:

Pursuant to our discussion, this date, I am providing written assurance that the respective owners of the residential lots in Marine Oaks Village will in fact own and control the common areas in perpetuity. Protection against the erection of any building or other improvement in the common area has been assured by the preparation of a declaration establishing a home owners association which was officially recorded on March 24, 1976 in Liber 5624 at Folio 405. The home owners association as created is expandable and affects all three phases of Marine Oaks Village.

Pertinent sections contained in the recorded declaration are:

Section 2 (c) Commons.

The Commons shall consist of all of the land contained within the Community and not included within any lot, together with the improvements thereon (including, by way of example rather than of limitation, any and all of the following improvements which from time to time hereafter may exist upon such land: any and all streets, roadways, side-walks, curbs, utility lines or other facilities, buildings, fencing, swimming pools, marina facilities, tennis courts, and playgrounds).

Section 3 (a) Membership and Voting Rights in the Association.

Each person who, either alone or in combination with one or more other persons, shall constitute an Owner (as that term is defined by the provisions of Section 9 hereof) including, by way of example rather than of limitation, the Developer during such times as the Developer shall be an Owner, shall, by virtue of such person's status as such, automatically be a member of the Association (each member of which being hereinafter referred to as a "Member" and all of the members of which being hereinafter referred to collectively as "the Membership").



- 2 - Mr. John R. Reisinger

February 2, 1983

Section 4 Ownership of, and Rights in the Commons.

(a) 1 Ownership of the Commons.

The Developer shall not at any time hereafter convey to any person other than the Association either the legal title to, or any easement, leasehold or other right of use or enjoyment in, the Commons or any portion thereof without the express written consent thereto of the Association and each of the Owners; provided, that anything contained in the foregoing provisions of this subsection to the contrary notwithstanding, for so long hereafter as the Developer shall continue to hold the legal title to the Commons or to the applicable portions thereof, the Developer shall not be prohibited by the said provisions from making any of the conveyances which are enumerated in the provisions of Section 4 (a) (vi) hereof. Note: Section 4 (a) (vi) applies to dedications to governmental authorities and required easements.

Section 5 (c) 1 Personal Liability of Owners for Assessments.

Each Owner shall be personally liable for each Assessment (or each installment thereof, if the Association shall have determined pursuant to the provisions of Section 5(b) (vii) hereof to permit the payment thereof in installments) which shall become due with respect to a Lot while he is the Owner thereof. An Owner may not avoid such liability by waiving any right to the use and enjoyment of the Commons or otherwise which such Owner may hold under the provisions of this Declaration or otherwise, or by abandoning or otherwise terminating his use and enjoyment of such Lot. An Owner may not terminate such liability by conveying to another person the title to his Lot.

- 3 - Mr. John Reisinger

February 2, 1983

Upon your review and approval of this material we would like to construct end walls for each housing group according to code and with 2x4 wood studs spaced 16" o.c. and required wind bracing and sheathing in lieu of 8" c.m.u.

Thank you for your assistance in this matter. If there are further questions, please, do not hesitate to call.

Very truly yours,

*Charles C. Carrington*  
Charles C. Carrington

Copy To: Mr. Mike Richards  
Cher-Chris Construction Co. Inc.

Enclosure

CCC:YR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Marine Oaks Ltd. Partnership  
84-195-SPHA

Date: January 19, 1984

The amended development plan was approved by the Planning Board on December 8, 1983.

NEG/JGH/sf

*Norman E. Gerber*  
Norman E. Gerber, Director  
Office of Planning and Zoning

PETITIONS FOR SPECIAL HEARING AND VARIANCES

15th Election District

ZONING: Petitions for Special Hearing and Variances  
LOCATION: East side Williams Avenue, 1,700 ft. Northeast of Back River Neck Road  
DATE & TIME: Tuesday, February 7, 1984 at 11:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Fourth Amended Final Development Plan of Marine Oaks Village to bring lot lines for Phase 2 in accordance with record plat and to revise building envelopes and Variances to permit a minimum distance of 3.46 ft. for a window to property line in lieu of the required 15 ft., to permit private yard space of 394 and 393 square feet for Lots 12 and 13, respectively, in lieu of the required 500 square feet

Being the property of Marine Oaks Limited Partnership, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITIONS FOR SPECIAL HEARING AND VARIANCES

15th Election District

ZONING: Petitions for Special Hearing and Variances  
LOCATION: East side Williams Avenue, 1,700 ft. Northeast of Back River Neck Road  
DATE & TIME: Tuesday, February 7, 1984 at 11:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Fourth Amended Final Development Plan of Marine Oaks Village to bring lot lines for Phase 2 in accordance with record plat and to revise building envelopes and Variances to permit a minimum distance of 3.46 ft. for a window to property line in lieu of the required 15 ft., to permit private yard space of 394 and 393 square feet for Lots 12 and 13, respectively, in lieu of the required 500 square feet

Being the property of Marine Oaks Limited Partnership, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

January 26, 1984

Marine Oaks Limited Partnership  
c/o Ivan Stern, General Partner  
10 Church Lane  
Baltimore, Maryland 21208

Re: Petitions for Special Hearing and Variances  
E/S Williams Ave., 1,700' NE of Back River Neck Road  
Marine Oaks Limited Partnership - Petitioner  
Case No. 84-195-SPHA

Dear Sir:

This is to advise you that \$60.46 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 2/7/84 ACCOUNT R-01-615-000  
AMOUNT \$60.46

RECEIVED Marine Oaks Limited Partnership  
FOR Advertising & Posting Case 84-195-SPHA  
044\*\*\*\*\*60481h 7075A  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF

February 14, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Marine Oaks Ltd. Partnership

Location: SE/S Williams Avenue 1700' N/E Back River Neck Road

Item No.: 131 Zoning Agenda: Meeting of 12/13/83

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- ( ) 6. Site plans are approved, as drawn.

- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Rencke* 2-15-84 Noted and Approved: *George M. Maganoff*  
Planning Bureau Fire Prevention Bureau  
Special Inspection Division

/mb

84-195A

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

February 8, 1984

Mr. Ivan Stern  
10 Church Lane  
Baltimore, Maryland 21208

RE: Petitions for Special Hearing and Variances  
E/S Williams Ave., 1,700' NE of Back River Neck Rd. - 15th Election District  
Marine Oaks Limited Partnership - Petitioner  
84-195-SPHA (Item No. 131)

Dear Mr. Stern:

I have this date passed my Orders in the above captioned matter in accordance with the attached.

Very truly yours,  
*Jean M.H. Jung*  
JEAN M.H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel



January 1984

Marine Oaks Limited Partnership  
c/o Ivan Stern  
10 Church Lane  
Baltimore, Maryland 21208

#### NOTICE OF HEARING

Re: Petitions for Special Hearing & Variances  
E/S Williams Ave., 1,700 ft. NE of Back  
River Neck Road  
Marine Oaks Limited Partnership - Petitioner  
Case No. 84-195-SPHA

TIME: 11:30 A.M.

DATE: Tuesday, February 7, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 122946

DATE 11/29/83 ACCOUNT R 01-615-022

AMOUNT 2.00

RECEIVED FROM: *[Signature]*  
FOR: *[Signature]* 131 Marine Oaks  
*[Signature]*

6 005\*\*\*\*\*2006010 2292A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Ivan Stern  
10 Church Lane  
Baltimore, Md. 21208

Chesapeake Consultants, Inc  
212 Washington Ave  
Towson, Md. 21204

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
8th day of December, 1983.

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Marine Oaks Limited Partnership  
Petitioner's Attorney *[Signature]*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

#### Petitions For Special Hearing And Variances

18TH ELECTION  
DISTRICT  
ZONING: Petitions for  
Special Hearing and Vari-  
ances  
LOCATION: East side  
Williams Avenue, 1,700 ft.  
Northeast of Back River  
Neck Road  
DATE & TIME: Tues-  
day, February 7, 1984 at  
11:30 a.m.  
PUBLIC HEARING:  
Room 106, County Office

Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Fourth Amended Final Development Plan of Marine Oaks Village to bring lot lines for Phase 2 in accordance with record plat and to revise building envelopes and Variances to permit a minimum distance of 3.48 ft. for a window to property line in lieu of the required 15 ft. to permit private yard space of 394 and 393 square feet for Lots 12 and 13, respectively, in lieu of the required 500 square feet. Being the property of Marine Oaks Limited Partnership, as shown on plat plan filed with the Zoning Department. In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order Of  
Arnold Jablon  
Zoning Commissioner  
of Baltimore County

The Times

Midway River, Md., Jan 19 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 19th day of Jan 1984  
*[Signature]* Publisher.

#### PETITIONS FOR SPECIAL HEARING AND VARIANCES 18th Election District

ZONING: Petitions for Special  
Hearing and Variances  
LOCATION: East side Williams  
Avenue, 1,700 ft. Northeast of  
Back River Neck Road  
DATE & TIME: Tuesday, February  
7, 1984 at 11:30 A.M.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing: Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Fourth Amended Final Development Plan of Marine Oaks Village to bring lot lines for Phase 2 in accordance with record plat and to revise building envelopes and Variances to permit a minimum distance of 3.48 ft. for a window to property line in lieu of the required 15 ft. to permit private yard space of 394 and 393 square feet for Lots 12 and 13, respectively, in lieu of the required 500 square feet. Being the property of Marine Oaks Limited Partnership, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
By Order Of  
ARNOLD JABLON,  
Zoning Commissioner  
of Baltimore County  
Jan. 19

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 7th day of February, 1984, the 19th publication appearing on the 19th day of January 1984.

THE JEFFERSONIAN

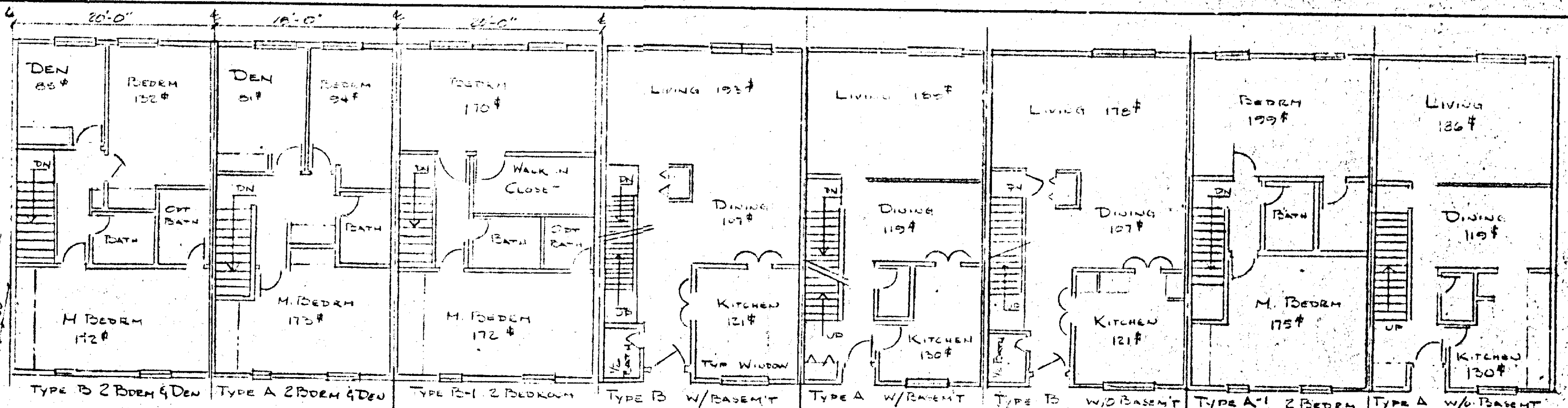
*[Signature]*  
Manager.

Cost of Advertisement, \$ 24.00

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 1/21/84  
Posted for: Petition for Special Hearing & Variances  
Petitioner: Marine Oaks Limited Partnership  
Location of property: E/S Williams Ave., 1700' NE of  
Back River Neck Rd.  
Location of Signs: at entrance to subdivision facing  
Williams Ave.  
Remarks: *[Signature]*  
Posted by: *[Signature]* Date of return: 1/26/84  
Number of Signs: 2





**TYPICAL FLOOR PLANS**  
SCALE: 1/8" = 1'-0"

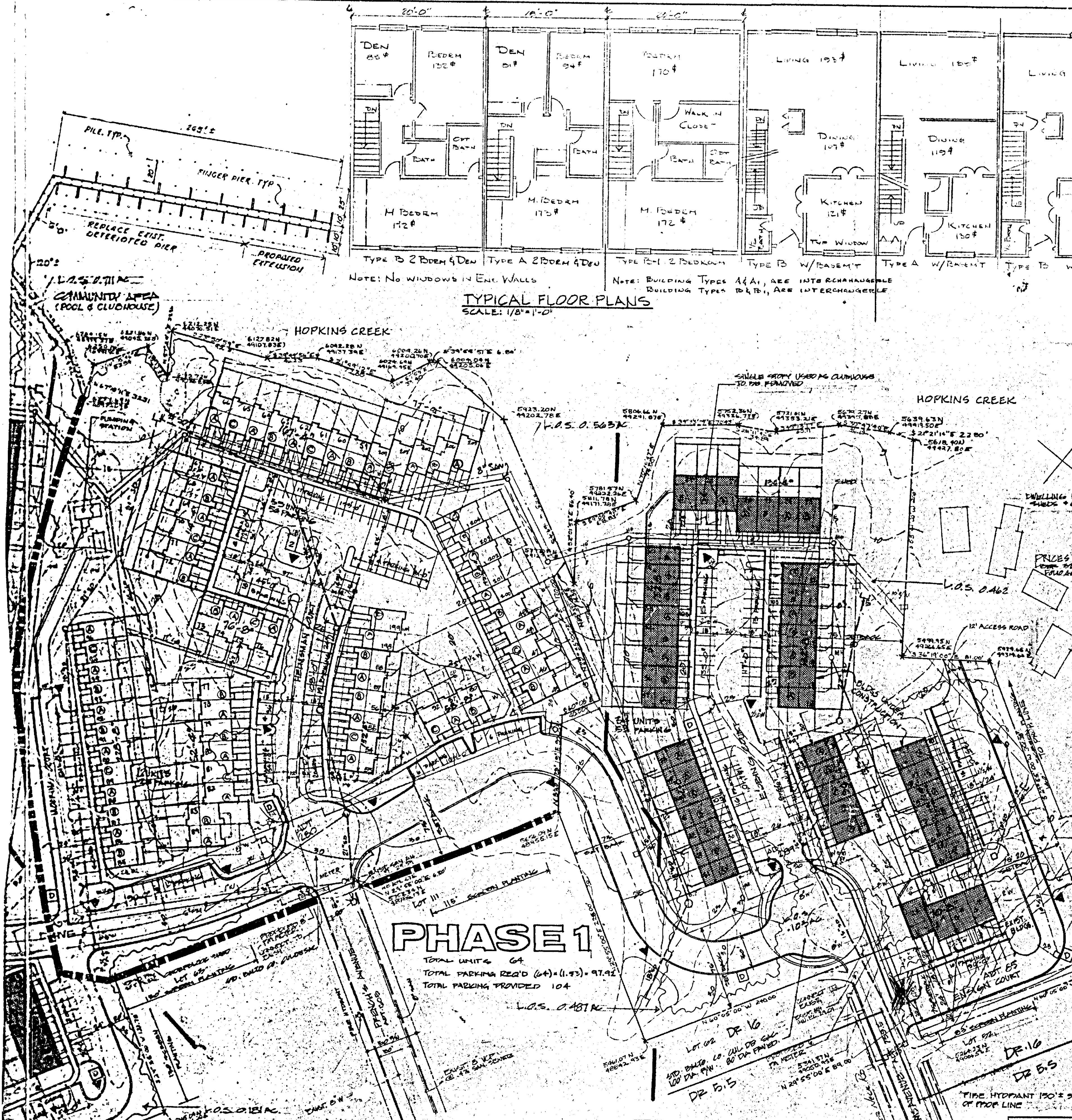
**TYPICAL PLANTING**

NOTES: THE TYPICAL PLANTING SHOWN ABOVE SHALL NOT BE CONSIDERED TO BE THE FINAL PLANT LOCATIONS OR SPECIES TYPE. TREES TO BE SELECTED FROM THE BELOW LISTED TREES OR SIMILAR TREES THAT BE SUBMITTED FOR PLANTING SHALL BE PLANTING AS SHOWN & SPECIES LISTED.

NOTES: ALSO THAT NOT ALL UNITS WILL RECEIVE UNIFORM TREES IN FRONT PORCHES. MAINTENANCE TREES WILL BE PLANTED ALL OVER THE SITE.

DWELLING UNITS: TREES & SHRUBS

- PLANTING MATERIALS**
- MAJOR TREES:**
- ACER, FRAXINUS, PTEROCARYA
  - ALNUS, CORYLUS, JUGLANS
  - QUERCUS, PRUNUS, PTEROCARYA
- MINOR TREES:**
- CORNUS, PRUNUS, PTEROCARYA
  - FRAXINUS, JUGLANS, QUERCUS
  - ALNUS, CORYLUS, PTEROCARYA
- SHRUBS:** ACER, FRAXINUS, PTEROCARYA
- MAJOR SHRUBS:**
- ACER, FRAXINUS, PTEROCARYA
  - ALNUS, CORYLUS, JUGLANS
  - QUERCUS, PRUNUS, PTEROCARYA
- MINOR SHRUBS:**
- CORNUS, PRUNUS, PTEROCARYA
  - FRAXINUS, JUGLANS, QUERCUS
  - ALNUS, CORYLUS, PTEROCARYA



**NOTE**

**THIS SHEET FOR GENERAL INFORMATION ONLY**

REASONS FOR 3RD AMENDED FINAL DEVELOPMENT PLAN

- 1) Change Typical Floor Plans As Shown
- 2) Replace Typical Elevations As Shown
- 3) Change Typical Elevations As Shown
- 4) This Plan was subject to a Public Hearing case # 82-178 STM dated 3-2-82 because Lots were sold within 300 feet of the above changes.
- 5) These changes affect Phase 2 and Phase 3 only.

REASONS FOR 1ST AMENDED FEB. 11, 1976 FINAL DEVELOPMENT PLAN

1. CHANGE FROM CONDOMINIUM TO HOMEOWNERS ASSOCIATION.
2. INCREASED TOTAL NUMBER OF UNITS (AREA CHANGED DENSITY CALCULATIONS TO SUIT).
3. ADDED LOT LINES TO DEFINE MIN. 500 SQ. FT. CONTIGUOUS LOT PER DWELLING UNIT.
4. CHANGED PROPOSED UTILITIES TO SUIT ADDITIONAL UNITS.
5. CHANGED GENERAL NOTES TO SUIT.
6. ADDITION OF LOT LINES TO DEFINE ADDITIONAL YARDAGE AS SHOWN.
7. ADDED DOCK CONTAINING 47 SLIPS FOR THE EXCLUSIVE USE OF THE MEMBERS OF THE HOMEOWNERS ASSOCIATION.
8. CHANGED BUILDING DIMENSIONS.

REASONS FOR 2ND AMENDED FEB. 9, 1978 FINAL DEVELOPMENT PLAN

1. TO SHOW A CHANGE IN THE LAYOUT OF THE PIER FROM A "T" SHAPE TO AN "L" SHAPE.
2. COMMUNITY CENTER & POOL SHOWN IN SPACE DESIGNATED COMMUNITY AREA.

REASONS FOR 4TH AMENDED NOV. 16, 1983

1. TO MAKE DEVELOPMENT PLAN AGREE WITH RECORD PLAT FOR PHASE 2.
2. CHANGED LOTS 1 THROUGH 15, 23 THROUGH 29, AND LOT 44.
3. REVISED BUILDING ENVELOPES - LOTS 11 THROUGH 15, 23 THROUGH 26, AND 30 THROUGH 44.

OFFICE OF PLANNING & ZONING

APPROVED BY \_\_\_\_\_

DIRECTOR OF PLANNING \_\_\_\_\_

ZONING COMMISSIONER \_\_\_\_\_

DATE \_\_\_\_\_

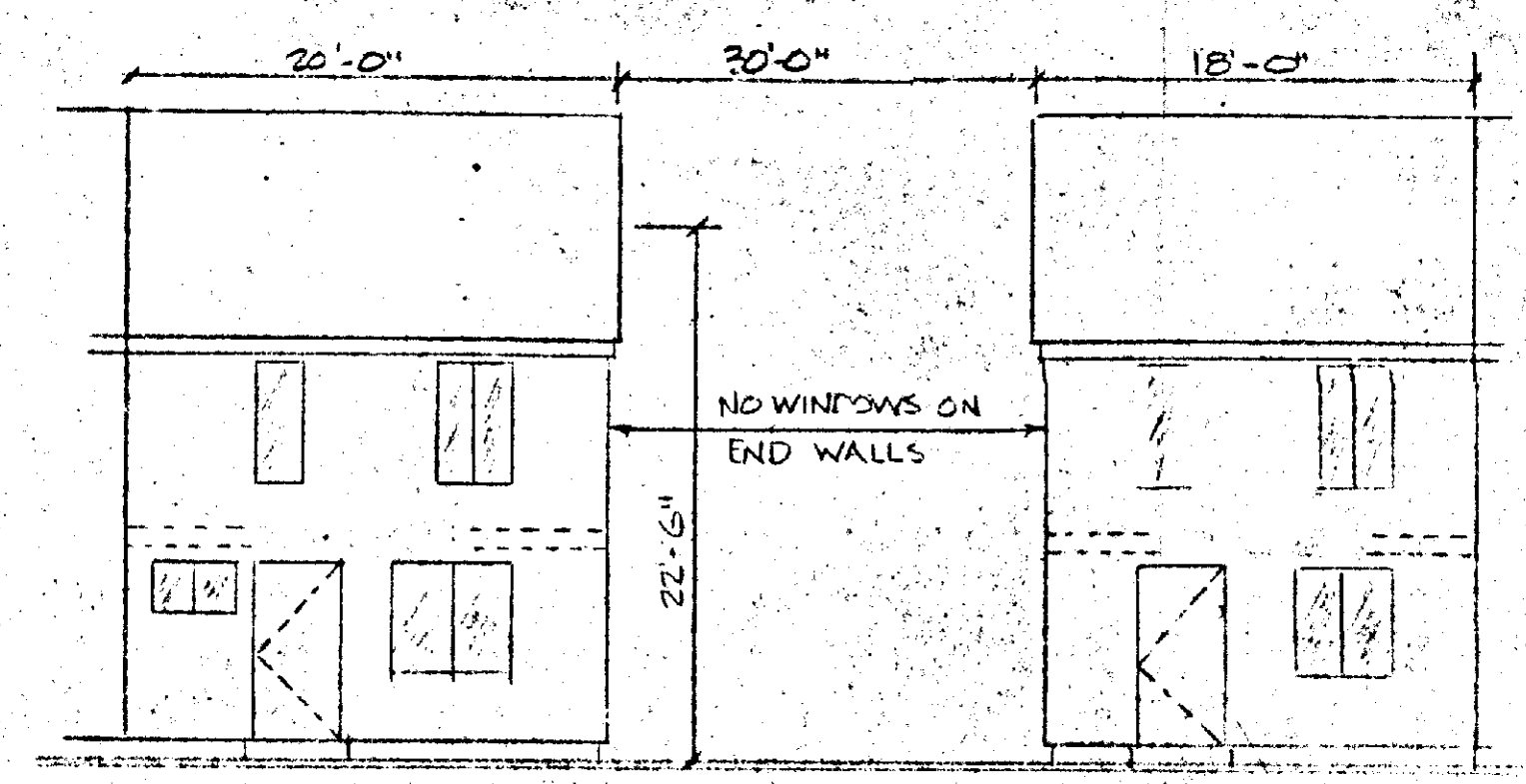
DATE \_\_\_\_\_

**DENSITY CALCULATIONS**

1. EXISTING ZONING, DR 16
2. GROSS RESIDENTIAL AREA: 19,329 AC.
3. PERMITTED NO. OF DENSITY: UNITS DR 16 = 19,329 X 10 = 193,290 DENSITY UNITS
4. NO. OF DWELLING UNITS: 104 (ALL FOR PRIVATE SALE - ALL HOMEOWNERS ASSOCIATION)
5. NO. OF PARKING SPACES REQUIRED = 104 X 1.53 = 159.12
6. NO. OF PARKING SPACES PROVIDED = 104
7. REQUIRED OPEN SPACE = 19,329 AC X 18% = 3,479.22 AC
8. AMOUNT OF OPEN SPACE SHOWN = 1,100 AC

BUILDING TYPES: A = 104, B = 105, C = 109

TYPICAL PARKING SPACE: 3' X 10'



**4TH AMENDED FINAL DEVELOPMENT PLAN**

**MARINE OAKS VILLAGE**

OWNER: MARINE OAKS - 1% VAN STERN 3005 ANTON PARK RD BALTIMORE, MD 21225

ENGINEER: VAN STERN - 486-5470

LOCATION: 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MD

DATE: JAN 14, 1976

CHESAPEAKE CONSULTANTS, INC.  
222 WASHINGTON AVE  
TOWSON, MARYLAND 21204

**PETER'S EXHIBIT**



